

Andrew Grant  
PRESTIGE & COUNTRY



163 Malvern Road  
Worcester WR2 4NN



# 163 Malvern Road

Worcester, WR2 4NN

5 Bedrooms    5 Bathrooms    5 Receptions

“A large contemporary family home set off the desirable Malvern Road ...”

Scott Richardson Brown CEO

- This large family home boasts over 4,500 sq ft of luxurious living space, with high quality finishes and thoughtfully designed entertaining areas promise a lifestyle of sophistication and luxury.
- At the heart of the home lies an impressive open plan kitchen/living area, showcasing floor-to-ceiling bi-fold doors that seamlessly merge indoor and outdoor spaces, offering picturesque garden views.
- Five generously sized en suite double bedrooms ensure comfort and privacy for every member of the household.
- A dedicated home office equipped with high-speed broadband enables remote working.
- The expansive garden features a large patio area ideal for alfresco dining and informal entertaining.
- Conveniently situated in Worcester City, this stunning family home enjoys easy access to an array of local amenities, prestigious schools and excellent transport links.



4,529 sq ft (420.8 sq m)



## The hallway

The bright and welcoming hallway features a beautiful oak galleried landing with a glass pane balustrade and heated, natural travertine flooring that flows throughout the entire ground floor.

Double doors lead through from the hallway in to the large open plan kitchen / living area creating a real sense of occasion when entering the property.





## The kitchen

The heart of this home is the show stopping open plan kitchen/living area that spans the entire width of the property. Floor-to-ceiling bi-fold doors reveal stunning garden views and open out onto a large paved patio, creating a truly spectacular space.







The kitchen itself features a large crescent-shaped island with a circular breakfast bar completing this spectacular layout.

For added convenience and practicality, a utility room seamlessly connects from the kitchen to the integral garage.





The kitchen overlooks the living space, which comfortably accommodates a dining area and large seating area with ceiling speakers located throughout and space to create a unique media wall.









## The office

Just off the open plan living area, is a large home office that benefits from ultra fast fibre broadband with speeds up to 900mb per second. Large windows help to ensure the space feels bright and airy.



## The dining room

Situated at the front of the property lies a spacious dining room that features a large bay window and ample space to comfortably accommodate a dining table and up to twelve chairs.



## The snug

The snug is situated at the front of the house and features a large bay window with a built-in window seat that provides views to the front of the property.

Completing the ground floor accommodation is a beautiful appointed guest cloak room situated off the entrance hall.



## The landing

With high vaulted ceilings and Velux windows ensure the spacious, central galleried landing is another bright and airy space that are real features of this home's contemporary interiors.

Door from the landing lead to five en suite double en suite bedrooms.





## Bedroom one

Bedroom one is a large, bright double bedroom, located at the rear of the property and features a dressing room, en suite bathroom, vaulted ceilings and a Juliet balcony that provides beautiful views of the gardens.







The en suite bathroom is beautifully appointed and features a large free standing bath and a walk in shower with a large square waterfall shower head.





## Bedroom two

This double bedroom benefits from a Juliette balcony and a velux window that ensures its another bright and airy room. A curved wall encloses the en suite shower room and compliments the sleek fitted wardrobes, giving this room a very smart and contemporary feel. The en suite shower room features a mosaic tiled walk-in shower with a rainfall shower head, a WC and a wash basin.







## Bedroom three

Positioned at the front of the property, bedroom three provides another spacious double bedroom. A large bay window floods the room with natural light, whilst high ceilings further enhance the feeling of space in this bright room.

Two built-in wardrobes and a large cupboard provide ample storage.



## Bedroom three en suite

Completing the bedroom experience is the en suite bathroom, featuring a free-standing oval bath, WC, ceramic bowl wash basin and a dual-entrance walk-in shower, the space is both functional and stylish. The shower is fully tiled and boasts a waterfall shower head along with a convenient hand held attachment.





## Bedroom four

Featuring a large bay window, bedroom four is another spacious double bedroom with a well appointed en suite bathroom.

The bathroom is equipped with a mosaic tiled shower cubicle with a waterfall shower head a WC and a wash basin.





## Bedroom five

The final bedroom is a spacious double bedroom and features two built-in wardrobes and two windows that overlook the garden and ensure the room is filled with natural light.

An additional perk of this bedroom is the staircase that leads to the attic room, which has the potential to serve as an additional study or a delightful playroom for children.

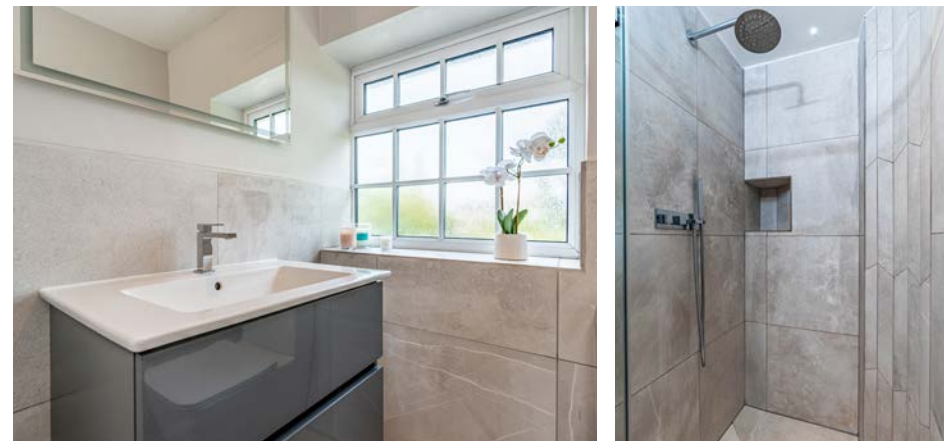




## Bedroom five en suite

This well appointed, contemporary en suite features a walk-in shower with a waterfall head and hand held attachment, a WC and a wash basin.

Next to bedroom five and completing the first floor accommodation is a study that could easily be converted into a walk-in wardrobe.





## The gardens

The expansive gardens include a large patio area that seamlessly connects to the kitchen via the bi-fold doors and provides the perfect setting for alfresco dining and informal entertaining with family and friends.







## The summer house

Towards the end of the garden and sheltered by trellis, is a further seating area and summer house which catches the sun throughout the day.

The extensive lawned areas are edged with hedges and planted borders that ensure the gardens can be enjoyed by the family in privacy.





## Location

163 Malvern Road is conveniently located within easy reach of the various amenities St Johns offers. These include a diverse array of shops, eateries, a sports centre, church, and Pitmaston and Cripplegate Park.

Worcester Golf and Country Club is just a few minutes away on foot, while numerous scenic walks are easily accessible nearby.

Worcester serves as a vibrant shopping destination, offering a wide range of retail outlets to suit all tastes and preferences. The city can also boast excellent educational institutions, with prestigious schools such as King's School and the Royal Grammar School, both within walking distance of the property.

The area benefits from excellent transportation links, with numerous buses connecting directly to Worcester City centre and convenient road networks to Malvern and Hereford. Two train stations are located within the city with links to both Birmingham and London.

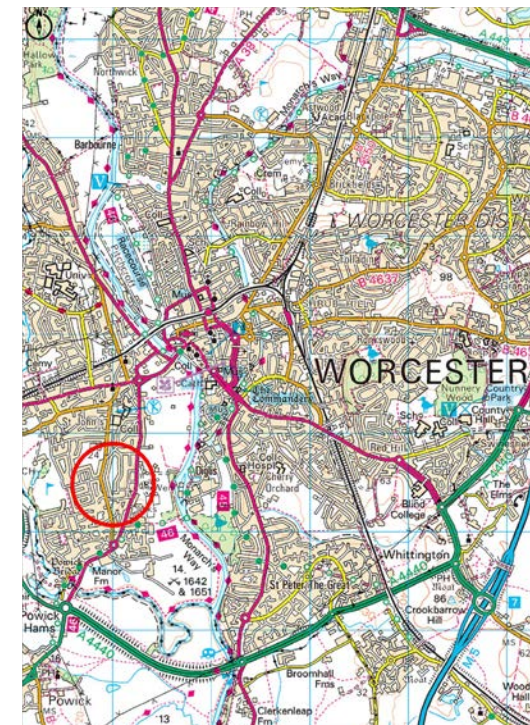
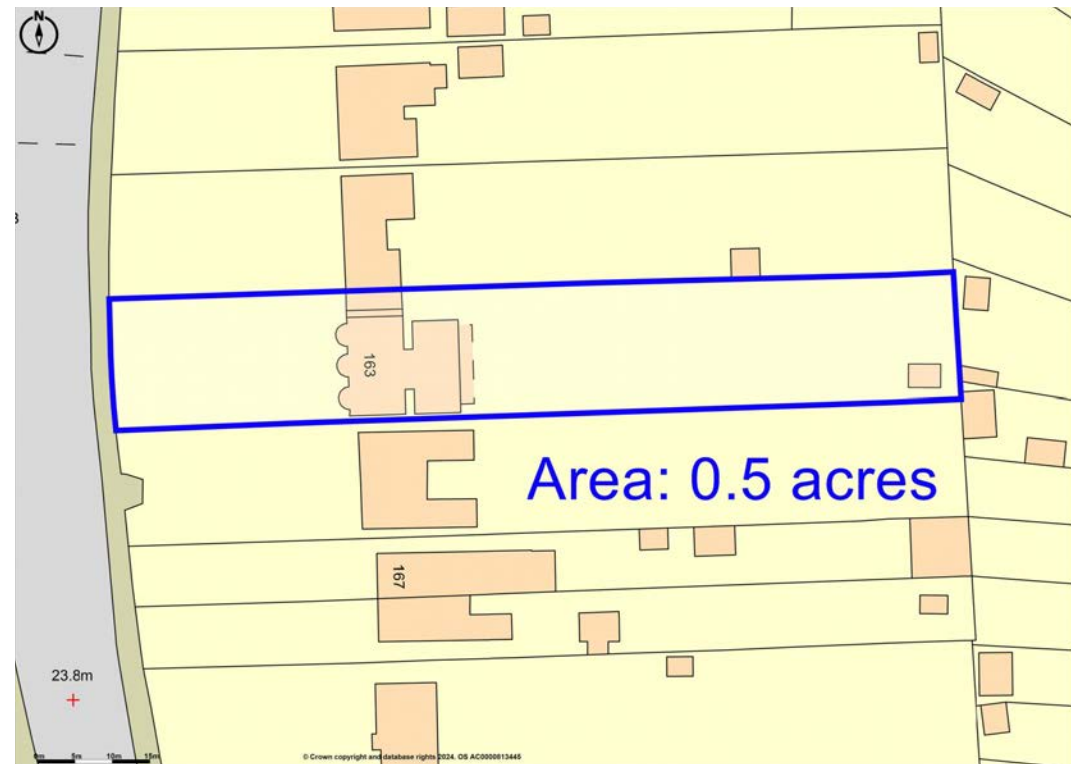
## Services

The property benefits from connections to the mains gas, electricity, water and drainage networks.

Underfloor heating and ceiling speakers throughout the property.

## Council Tax

Band G

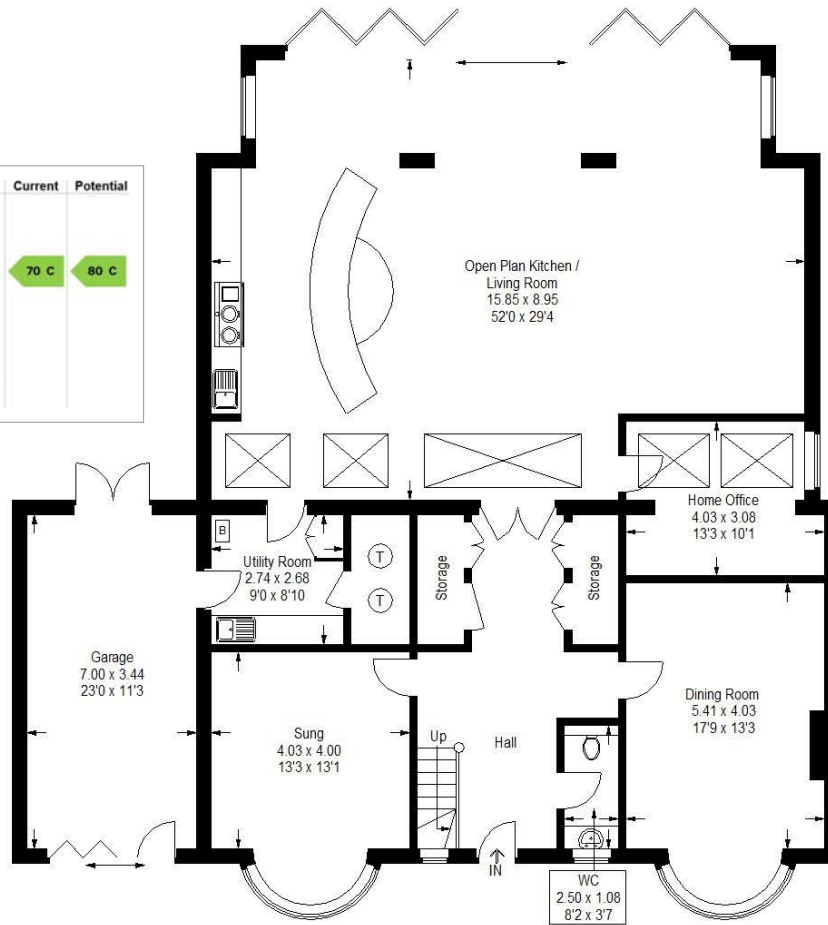


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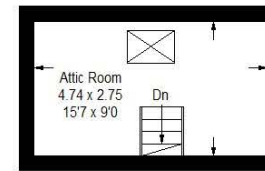
Approximate Gross Internal Area (Including garage)

420.8 sq m / 4,529 sq ft

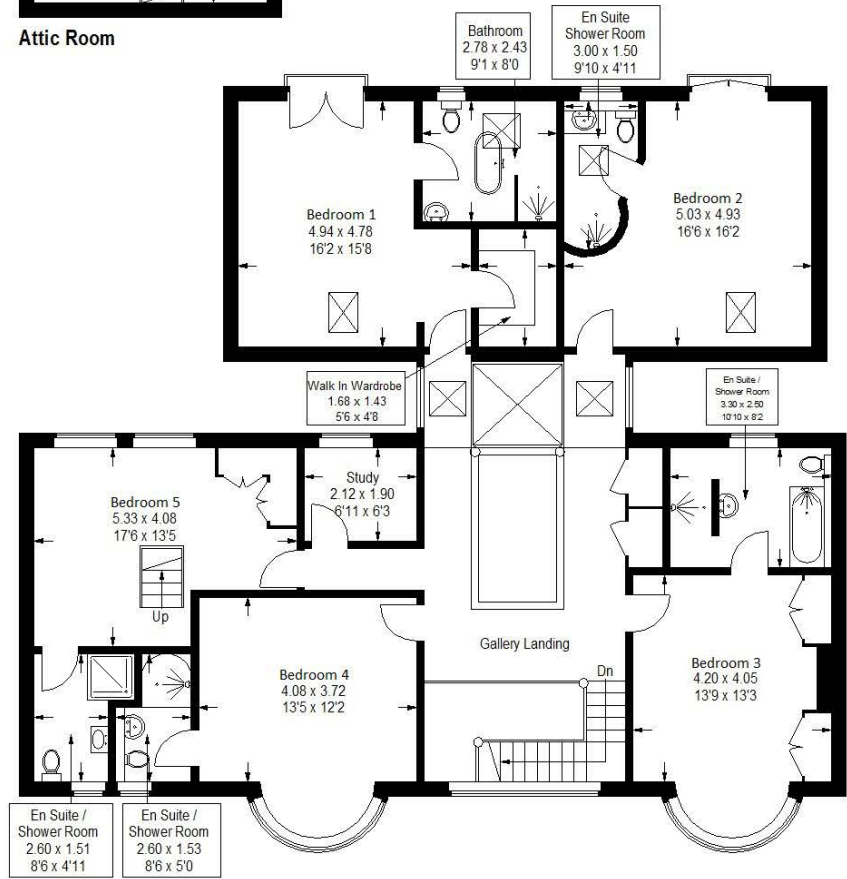
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



Attic Room



First Floor

This plan is for guidance only and must not be relied upon as a statement of fact



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.

